

**GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT**

Municipal Administration & Urban Development Department – Hyderabad Urban Development Authority – Declaration of the road No.14 of Banjara Hills as Commercial Road – Draft Notification – Confirmed – Orders - Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I<sub>1</sub>) DEPARTMENT

**G.O.Ms.No.518**

**Dated: 28<sup>th</sup> July 2008.  
Read the following:**

1. From Sri V. Eswaraiah & others, representation dated: 24.11.2006.
2. Government Letter No.22508/I<sub>1</sub>/2006 MA&UD (I<sub>1</sub>) Department, dated: 28.11.2006.
3. From the Vice-Chairman, Hyderabad Urban Development Authority, Letter No.14366/PD.1/Plg/HUDA/2006 A&B, dated: 17.01.2007.
4. Govt. memo No.22508/I<sub>1</sub>/2006, MA & UD (I<sub>1</sub>) Department, dated: 30.06.2008

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**ORDER:**

The appended notification will be published in the next issue of Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**S.P.SINGH  
PRINCIPAL SECRETARY TO GOVERNMENT**

To  
The Commissioner of Printing, Stationary & Stores Purchase, Hyderabad.  
The Vice-Chairman, Hyderabad Urban Development Authority, Hyderabad.  
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.  
The District Collector, Hyderabad District, Hyderabad.  
Sf/Sc.

//FORWARDED BY ORDER//

**SECTION OFFICER**

**APPENDIX  
NOTIFICATION**

Whereas, the Government in G.O.Ms.No.508 MA & UD (I<sub>1</sub>) Department dated 15.11.2002 read with G.O.Ms.No.766, MA & UD (I<sub>1</sub>) Department dated 18.10.2007, have declared certain major roads in Municipal Corporation of Hyderabad, area as Commercial roads and delegated powers to Commissioner, Municipal Corporation of Hyderabad/Greater Hyderabad Municipal Corporation for according Commercial / Institutional Building Permissions along the said roads in order to have clear and transparent policy keeping in view the road widening and civic development programmes taken up by Municipal Corporation of Hyderabad/Greater Hyderabad Municipal Corporation. Through these orders, Commissioner, Municipal Corporation of Hyderabad/Greater Hyderabad Municipal Corporation is authorized to grant building permissions for proposed constructions for Residential / Commercial / Institutional use except Industrial use at the options of the owners of the sites abutting these roads irrespective of usage envisaged in the Master Plan / Zonal Development Plan, subject to certain conditions referred in the said G.O's.

2. And whereas, Justice V. Eswaraiah & others, in their representations dated 24.11.2006 have stated that they have purchased land in Pr. No.8-2-309/3/B/1 and 8-2-3-9/B/2 at Road No.14, Banjara Hills to an extent of 788.72 Sq. Mtrs. They have also stated that previously they have obtained permission from Municipal Corporation of Hyderabad for construction of Residential Building at the above site but on seeing the developments on Road No.14, they wanted to construct a commercial building in the above site since, all types of commercial activities have come up on the above road such as Hyundai Showroom, Bhagyanagar Studio, Hospitals, Hotels, Schools and all types of retail shops. They have further stated that they are ready to surrender the land affected under 80 feet wide proposed Master Plan Road from their site free of cost without claiming any compensation towards the structures and land subject to considering necessary relaxations under FSI minimum setbacks under road widening scheme as per G.O.Ms.No.483, MA dated.24.08.1998. Hence, they have requested to change the land use of their land from residential to commercial use.

3. And whereas, the Vice-Chairman, Hyderabad Urban Development Authority, in his letter No.14366/PD.I/Plg/HUDA/2006 A & B, dated 17.01.2007, has reported that the site under reference is abutting to Road No.14, Banjara Hills and the existing road width of the above road is 47.50 feet which was proposed in ZDP-VI of MCH area as 66 feet wide. He has also stated that the existing land use of the area is mixed land use with School, Shops, Studio, Religious, Hospital etc. He has further stated that in Municipal Corporation of Hyderabad area, after declaration of certain roads as commercial roads, Government is not considering any individual case for change of land use to commercial use or partly commercial use. Hence, he has requested the Government to take a suitable decision in the matter.

4. And whereas, Government, after careful consideration of the matter, have decided to declare the road No.14 of Banjara Hills as category - C Commercial road in terms of G.O.Ms.No.766, MA & UD (I1) Department, dated.18.10.2007 and authorize the Commissioner, Greater Hyderabad Municipal Corporation to grant building permissions on the plots abutting the above road for ITES Complexes / Office Complexes/ Institutional Buildings only at the option of the owners of plots irrespective of usages envisaged in the Master Plan / Zonal Development Plan subject to condition that all the conditions stipulated in G.O.Ms.No.508 M.A. & U.D. (I<sub>1</sub>) Department, dated 15.11.2002 and G.O.Ms.No.766, MA & UD (I1) Department, dated. 18.10.2007 shall be followed and the Impact Fees as applicable on the date of issue of Building Permission, shall be paid by the applicants.

5. Accordingly, Government have issued draft notification inviting objections and suggestions on the above proposal and the same was published in the extraordinary issue of the A.P.Gazette No.372, Part-1 dated: 02.07.2008. No objections and suggestions have been received within the stipulated period. Now, therefore, in exercise of powers conferred by sub-section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975, (Act-1 of 1975), the Government hereby confirm the above notification, the same having been previously published in the Extraordinary issue of A.P.Gazette No.372, Part-1, dated: 02.07.2008 as required by sub-section (3) of the said section.

S.P.SINGH  
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER